

DEVELOPMENT STANDARDS

General Provisions

a. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.

b. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.

c. Throughout this Rezoning Petition, the terms "Owner," "Owners," "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

Purpose

The purpose of this Rezoning application is to provide for the development multi-family apartment units. To achieve this purpose, the application seeks the rezoning of the site to the UR-2 district.

Permitted Uses

Uses allowed on the property included in this Petition will be residential multi-family dwelling units and related accessory uses as are permitted in the UR-2 district.

Transportation

a. The site will have access via a driveway connection to Reames Road at a location reviewed by CDOT as generally identified on the concept plan for the site.

b. Parking areas, including parking spaces in lots, garages, and on street parking, are generally indicated on the concept plan for the site.

Architectural Standards

The development of the site will be governed by the district regulations of the Zoning Ordinance for the UR-2 district and the following specific architectural details:

Streetscape and Landscaping

Reserved

Environmental Features

a. The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points. Storm water and water quality facilities will be designed as part of the overall site landscaping plan.

b. Areas shown on the site plan as "tree save" areas are general in nature and the exact location and delineation of required tree save areas will be finalized as part of the design review process.

Parks, Greenways, and Open Space

Reserved

Fire Protection

Reserved

Signage

Reserved

Lighting

a. Freestanding lighting on the site will utilize full cut-off luminaires.

Phasing

Reserved

DEVELOPMENT DATA TABLE:

TAX PARCEL ID INCLUDED IN REZONING:	02513501
REZONING SITE ACREAGE:	±14.21 AC
EXISTING ZONING (INCLUDING OVERLAYS & VESTING):	MX-1 (INN0V)
PROPOSED ZONING (INCLUDING OVERLAYS & VESTING):	UR-2 (CD)
PROPOSED USE:	Multi-Family
RESIDENTIAL UNITS PROPOSED:	266 Dwelling Units
RESIDENTIAL DENSITY PROPOSED:	18.72 Dwelling Units / AC
SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE:	N/A
MAXIMUM NUMBER OF BUILDINGS:	N/A
PARKING PROPOSED:	430 Total Surface Parking Spaces 30 Total Garage Parking Spaces 460 Total Parking Spaces
PARKING RATIO:	±1.73 Parking Spaces per dwelling unit
FRONT YARD:	As Prescribed in the Zoning Ordinance
MIN. SIDE YARD:	As Prescribed in the Zoning Ordinance
REAR YARD:	As Prescribed in the Zoning Ordinance
MAX. FAR:	As Prescribed in the Zoning Ordinance
PROPOSED BUILDING HEIGHT:	As Prescribed in the Zoning Ordinance
PARKING REQUIRED:	As Prescribed in the Zoning Ordinance
OPEN SPACE:	As Prescribed in the Zoning Ordinance
TREE SAVE REQUIRED:	15% of the Overall Site
TREE SAVE PROVIDED:	±14.21 AC x 15% = 2.13 AC As Prescribed in the Zoning Ordinance
WASTE MANAGEMENT:	Compactor (Private Contractor)

This Plan Is A Preliminary Design. NOT Released For Construction.

0' 60' 120' 240'

SCALE: 1"=60'

REVISIONS:

No.	Date	By	Description

Landworks
Design Group, P.A.
7621 Little Avenue, Suite 111
Charlotte, NC 28226
704-441-6804 fax 704-441-6804

BROOKLINE WEST APARTMENTS
OWNER: BROOKLINE RESIDENTIAL, LLC
PROJECT SITE ADDRESS: 8720 REAMES ROAD
CHARLOTTE, NC 28269

TECHNICAL DATA SHEET

Project Manager: MDL

Drawn By: SDW

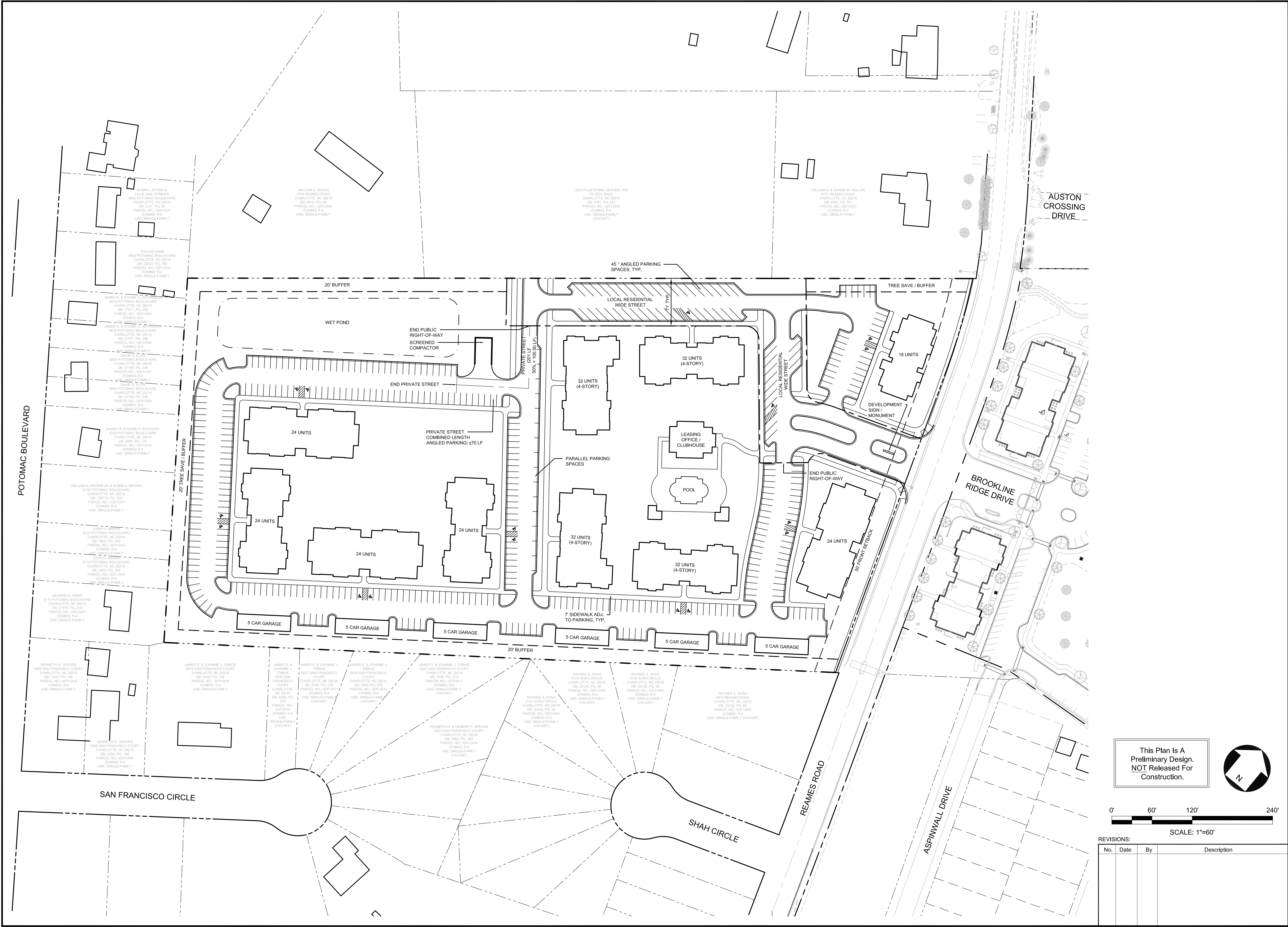
Checked By: MDL

Date: 01/25/2016

Project Number: 15038

Sheet Number:

RZ-1
PETITION # 2016-XX
SHEET # 1 OF 2



Landworks
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704-544-1604 fax 704-544-1604

BROOKLINE WEST APARTMENTS

OWNER: BROOKLINE RESIDENTIAL, LLC
PROJECT SITE ADDRESS: 8720 REAMES ROAD
CHARLOTTE, NC 28269

REZONING SITE PLAN

Project Manager: MDL
Drawn By: SDW
Checked By: MDL
Date: 01/25/2016
Project Number: 15038
Sheet Number:

RZ-2

PETITION # 2016-XX
SHEET # 2 OF 2